069.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	718,900 / 718,900
					USE VALUE:	718,900 / 718,900
					ASSESSED:	718,900 / 718,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL ILO G & CONCEPCION C
Owner 2:	
Owner 3:	
Street 1:	5 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CAMPBELL ILO G--ETAL -
Owner 2:	CAMPBELL CONCEPCION C -
Street 1:	5 DRAPER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,761 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Wood Shingle Exterior and 1984 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8761.000	240,900		478,000	718,900
Total Card	0.201	240,900		478,000	718,900
Total Parcel	0.201	240,900		478,000	718,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.42 | /Parcel: 362.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 43991
GIS Ref:
GIS Ref:
Insp Date: 10/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,900	0	8,761.	478,000	718,900	718,900	Year End Roll	12/18/2019
2019	101	FV	198,300	0	8,761.	443,800	642,100	642,100	Year End Roll	1/3/2019
2018	101	FV	198,300	0	8,761.	443,800	642,100	642,100	Year End Roll	12/20/2017
2017	101	FV	198,300	0	8,761.	389,200	587,500	587,500	Year End Roll	1/3/2017
2016	101	FV	198,300	0	8,761.	355,100	553,400	553,400	Year End	1/4/2016
2015	101	FV	185,700	0	8,761.	314,100	499,800	499,800	Year End Roll	12/11/2014
2014	101	FV	185,700	0	8,761.	297,000	482,700	482,700	Year End Roll	12/16/2013
2013	101	FV	185,700	0	8,761.	282,700	468,400	468,400		12/13/2012

!5917!

PRINT

Date	Time
12/10/20	20:44:31

LAST REV

Date	Time
10/10/19	15:41:29
apro	
5917	

USER DEFINED

Prior Id # 1:	43991
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL ILO G-	1419-89		7/13/2012	Convenience		No	No		
	852-41		7/26/1974		42,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2018	1519	Addition	48,510	O				bath addition+remo
8/14/2018	1158	Insulate	2,785	C				
6/6/2018	745	Wood Dec	11,085	C				
10/12/2006	873	Manual	2,700					3 replacement wind
9/23/2003	805	Redo Kit	19,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/23/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Meas/Inspect	163	PATRIOT
6/27/2005	Permit Visit	BR	B Rossignol
11/18/1999	Inspected	267	PATRIOT
10/8/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
7/31/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8761		Sq. Ft.	Site		0	70.	0.78	12									477,983						478,000	

Total AC/HA: 0.20112 | Total SF/SM: 8761 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 477,983 | Spl Credit | Total: 478,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30789471
Const Adj.:	0.99989998
Adj $ / SQ:	137.315
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	349131
Depreciation:	108231
Depreciated Total:	240901

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

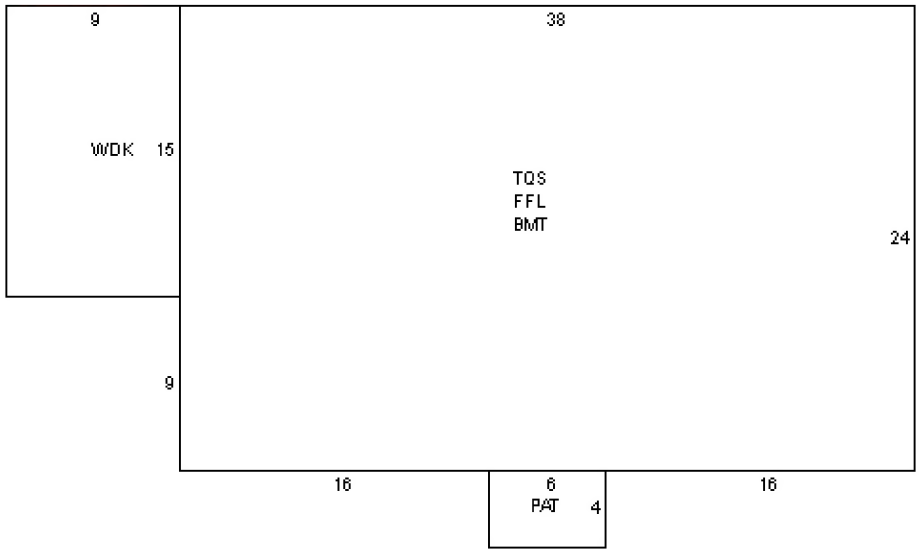
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	137.32
Special Features:	0	Val/Su Net:	90.33
Final Total:	240900	Val/Su SzAd	150.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	54.580	49,780
FFL	First Floor	912	137.320	125,231
TQS	3/4 Story	684	131.820	90,167
WDK	Deck	135	13.410	1,810
PAT	Patio	24	6.000	144
	Net Sketched Area:	2,667	Total:	267,132
Size Ad	1596	Gross Are	2895	FinArea 1984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
TQS	100	UNF	10		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	5X8	A	AV	1997	0.00	T	17.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	